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1894

EIGHTH ANNUAL REPORT
OF THE
COMMISSIONERS
FOR THE
QUEEN VICTORIA NIAGARA FALLS PARK,
1893.

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QUEEN VICTORIA NIAGARA FALLS PARK,

COMMISSIONER'S OFFICE,

TORONTO, 17th March, 1894.

SIR,—I have the honor to transmit herewith, to be presented to His Honor the Lieutenant-Governor, the Eighth Annual Report of the Commissioners of Queen Victoria Niagara Falls Park, being for the year ended 31st December 1893.

I have the honor to be, Sir,

Your most obedient servant,

J. W. LANGMUIR,

Chairman

The Honorable

J. M. GIBSON, Q.C., M.P.P.,

Provincial Secretary.

EIGHTH ANNUAL REPORT OF THE COMMISSIONERS OF THE QUEEN VICTORIA NIAGARA FALLS PARK.

To the Honorable GEORGE AIREY KIRKPATRICK,
Lieutenant-Governor of Ontario.

MAY IT PLEASE YOUR HONOR :

In conformity with the provisions of the Act, the Commissioners of the Queen Victoria Niagara Falls Park beg to submit their report for the year ended 31st December, 1893.

Since the last annual report the *personnel* of the Commission has been materially changed by the retirement of the Chairman, Col. Sir Casimir Gzowski, A.D.C. From the creation of the Park Commission, Sir Casimir Gzowski has borne the chief responsibility in the arduous task of framing and carrying out the policy which has guided the Commissioners in the execution of their important trust, ever bringing to the work a wealth of resource and experience essentially his own, and it was a cause of unfeigned regret to his fellow Commissioners that he found it necessary to press his resignation, which was ultimately accepted by the Government.

The vacancy on the Board was filled by the appointment by Order in Council of Mr. George H. Wilkes, of Brantford, as a Commissioner, and of Mr. J. W. Langmuir as Chairman.

In their report for last year the Commissioners referred to the forward condition of the works of construction which had been energetically carried on during the season of 1892 by the Niagara Falls Park and River Railway Company.

In the early months of 1893 the work of construction was resumed and sufficiently far advanced by the beginning of June to admit of the opening of the road for traffic.

The Commissioners are happy to state that the predictions which they ventured to make in their last report as to the results likely to follow from the active operation of the road have been fully borne out. Many thousands of visitors have been daily brought to the Park over the railway; the Park and its historic environment have been vastly more appreciated, while the surpassing beauty of the scenery of the river below the Falls and down to Queenston Heights—much of it hitherto practically a sealed book to the ordinary tourist—has been fully opened up and made accessible to every one at a trifling cost and with a maximum of personal comfort.

The wisdom of granting a franchise for the construction of the electric railway over the Chain Reserve lands vested in the Commissioners is amply borne out by the results already attained. It is publicly stated that over 400,000 passengers were carried during the seven months of 1893 that the railway was in operation, and when steamer connections with the city of Buffalo are fully established at Chippewa, the stream of travel will doubtless be very largely increased.

The gratifying success attendant on the opening of the road speedily demonstrated the fact that the large traffic offering could not be handled with convenience or safety upon a single line of rails. "Excursion" business formed a very large proportion of the local traffic, and that class of business, in order to be successful, must necessarily be handled with despatch. It was found that long and vexatious delays were inseparable from the attempt to transfer tourists *en masse* from the steamers at Queenston, or the railway station at Clifton, to the Park, without serious interference with the regular service of the railway.

On the 10th of August last formal application was made by the Company to the Commissioners for permission to double track the line in and through the Park and to be either terminal at Chippewa and Queenston.

This application required grave consideration on the part of the Commissioners; the need for a double track was readily recognized, and indeed had been provided for (under certain regulations) in the original agreement made with the promoters of the railway. There are points, however, within the Park and in front of the town of Niagara Falls where the available space is limited and where the construction of a second line of rails would unduly hamper and crowd the ordinary vehicular and pedestrian travel, and precautions had to be taken in order to sufficiently protect these interests. The Railway Company were required to furnish plans showing clearly what changes were covered by their application. On receipt of these maps and plans from the Company the Commissioners went over the ground and carefully considered on the spot the question in all its various aspects, arriving at conclusions in respect to certain particulars which involved amendments in those respects to the plans as furnished; they also defined certain limits where there should only be a single track, and embodied in a specification the various works which were considered to be indispensable to the completion of the line in a manner compatible with the exceptional character of the place.

These conclusions have been embodied in a resolution which, together with the plans and specifications referred to, have been formally laid before the Honorable the Commissioner of Public Works for his approval, as required under the Act incorporating the Railway Company.

The roadbed of the railway in the Park, and at many points of the line outside of the limits of the Park proper, has not been put into the finished condition required by the Commissioners. Care will be taken to see that in the progress and completion of the additional work involved in double tracking, and also over those portions where a single track only will be permitted, a proper and satisfactory degree of finish shall be given, and everything put into good shape before the next season's business commences.

The improved facilities for reaching the Park to be afforded by the opening of the electric railway, and the consequent great increase expected in the number of visitors, afforded the Commissioners a most favorable opportunity for re-arranging the terms under which the photographic and restaurant privileges were leased. On mature consideration it was decided to combine the business of conducting visitors "under the Falls" with the others named, and to advertise for offers from responsible parties for a lease to cover a term of years. This was done with the result that an agreement was entered into with Messrs. Zybach & Brundage on the 6th of June last, by which a yearly rental of \$8,200 is secured for a period of ten years, with right of renewal under conditions as to rental to be arrived at by arbitration.

The agreement, which was made with the consent of the Government, is as follows:—

"This indenture made the sixth day of June in the year of our Lord one thousand eight hundred and ninety-three, in pursuance of the Act respecting "Short Forms of leases, between the Commissioners of the Queen Victoria Niagara "Falls Park, and hereinafter styled the Commissioners of the first part, and John "Zybach of the Town of Niagara Falls, Ontario photographic artist, and James "T. Brundage of the City of Niagara Falls, State of New York, gentleman, of the "second part, and hereinafter styled the lessees.

"Witnesseth that in consideration of the rents, covenants and agreements, hereinafter reserved and contained on the part of the lessees jointly and

“ severally for themselves, their executors, administrators and assigns to be paid, observed and performed. The Commissioners have demised and leased and by these presents do demise and lease unto the lessees, their executors, administrators and assigns, all these messuages or tenements situate in the Town of Niagara Falls within the Queen Victoria Niagara Falls Park, in the Province of Ontario, known as the Table Rock House, and all the building known as the Museum Building except the rear wing thereof (which is reserved from the operation or effect of these presents), together with the rights and privileges hereinafter specified but subject to the conditions and stipulations hereinafter specified, the said rights and privileges to be held and enjoyed by the said lessees their executors, administrators and assigns, as appurtenant as a whole to the demise and lease of the said buildings.

“ To have and to hold the said demised premises together with the said rights and privileges as aforesaid for and during the term of ten years to be computed from the first day of June one thousand eight hundred and ninety three and from thenceforth next ensuing and fully to be complete and ended.

“ And it is hereby agreed by the parties hereto that the rights and privileges hereinbefore mentioned, to be held and enjoyed as appurtenant as a whole, to the demise and lease of the said buildings, and the stipulations to which the said rights and privileges are subject, are as follows :—

HYDRAULIC LIFT AND TUNNEL.

“ 1. The exclusive right of the lessees to use the present hydraulic lift at the Falls, together with the right to take visitors under the Falls by means of the existing tunnel, with the use of dressing rooms in the Table Rock House, and the collection of tolls from visitors for such uses.

“ 2. The tolls collectable from visitors for the use of the hydraulic lift tunnel, etc., including charge for guides and suitable apparel, shall not exceed, for each visitor going under the Falls (provided by the lessees with oiled dress and guide) fifty cents.

“ 3. For each visitor going under the Falls, including the use of the elevator, without guide or dress, twenty-five cents.

“ 4. Subject to the following stipulations, to be observed, kept, and performed by the lessees.

“ 5. To keep the present hydraulic lift in a good state of repair, and to protect the same from frost during the winter.

“ 6. To keep the tunnel and the paths approaching the same, and the shore between the lift and the tunnel, in good order and condition.

“ 7. The foregoing repairs, protection, order and condition to be kept and maintained to the satisfaction of the Superintendent of the Park, as also the protection afforded to visitors, and the method of conducting the business.

“ 8. The tunnel and paths under the cliff may be extended and improved from time to time by the lessees, but such extension and alterations are to be made according to plans approved of by the Park Commissioners.

PHOTOGRAPH BUSINESS.

“ 9. The exclusive right to take and produce, for purposes of sale within the Park, photographs of scenery and of persons, individually and in groups.

“ 10. The photographs and pictures may be exposed and offered for sale in the Table Rock House, or museum, or both, and this right shall include the right to sell fancy goods in the Table Rock House in the room allotted to the sale of photographs, but such sales of photographs, pictures and fancy goods shall not be elsewhere within the Park, then as herein specified.

" 11. Solicitation for taking photographs of scenery, and of persons, and for the sale of photographs and photographic views, to be confined to the rooms and premises occupied by the lessees and for the sale of fancy goods to be confined to the room allotted for sale of photographs, and not elsewhere within the Park.

" 12. The line and description of fancy goods sold or offered for sale, shall from time to time be subject to the approval of the Superintendent, and lessees shall not sell nor offer for sale fancy goods or any line or class of fancy goods which he may forbid the lessees to sell.

RESTAURANT IN THE MUSEUM, AND REFRESHMENTS.

" 13. The exclusive right to keep a restaurant in the building known as the Museum, except any part of the rear wing, which is reserved.

" 14. The lessees to be allowed to alter that part of the Museum building allotted to them, but such alteration to be first approved of by the Commissioners.

" 15. No other restaurant shall be permitted by the Commissioners in the Park, but the lessees shall have the exclusive right to sell refreshments at such points within the Park, other than the Museum, as they may deem desirable, but the manner of doing such business, as well as the location of the points for sale of such refreshments, and the accommodation to be furnished to visitors at such points shall be on an application made from time to time by the lessees to the Superintendent in writing, and shall not be deemed allowed until the Superintendent shall have signified his assent in writing.

" 16. The lessees shall not be permitted to take boarders or lodgers in any of the premises to be occupied by them under these presents. nor shall they permit any person to reside or lodge in the said premises except such as are employed in the occupations to be carried on under these presents.

" 17. Nor shall the lessees permit a greater number of persons employed as aforesaid to reside or lodge in the said premises than such number as may from time to time be deemed unobjectionable by the Superintendent.

" 18. The persons employed by the lessees coming in contact with the public shall be clothed in proper uniform, and if their conduct, or the conduct of any other person employed by the lessees shall be such as to be disapproved by the Superintendent, the lessees shall forthwith dismiss such person from his employment upon being required to do so by the Superintendent.

" Yielding and paying therefor, yearly and every year during the said term hereby granted, unto the Commissioners, their successors or assigns the sum of eight thousand and two hundred dollars, to be payable quarterly in advance on the following days and times in succession, that is to say, the sum of two thousand and fifty dollars.

" On the first day of January, on the first day of April, on the first day of July, and on the first day of October in each and every year, the first of such payments to become due and be made on the first day of July next. But on the day of taking possession the lessees shall pay to the Commissioners, the proportionate amount of rent from such day to the said first day of July next.

" That the said lessees covenant with the Commissioners jointly and severally in manner aforesaid to pay rent, and to pay all municipal taxes or school rates which are legally chargeable against the lessors by reason of their occupation of the premises in manner and form hereby demised to them and to repair and in manner and as hereinbefore provided. And that the Commissioners and the Superintendent of the Park or either of them may enter and view state of repair and that the said lessees will repair according to notice, and that in respect of the repair of the hydraulic lift or the protection thereof from frost

during the winter, on such notice as the Superintendent shall fix and leave in writing on the premises.

" And that the lessees will not assign or sub-let without leave, and that they will leave the premises including the hydraulic lift, tunnels, paths, and shore, in good repair.

" Proviso for re-entry by the Commissioners on non-payment of rent or non-performance of covenants.

" The said Commissioners covenant with the said lessees for quiet enjoyment.

" And it is hereby agreed by and between the parties hereto, as follows, that if the lessees shall have duly observed and performed the covenants and agreements hereinbefore by them agreed to be done and performed, they shall at the expiration of the term hereby demised, have the right to have the said lease extended for a second period of ten years on the same terms and stipulations and provisions save as to the amount of rent to be paid by them to the said Commissioners, the amount of which to be determined as hereinafter provided.

" If the lessees desire to exercise their right of extension for such further period of ten years, notice of such desire shall be given by the lessees to the Commissioners in writing at least six months before the expiration of the first period of ten years hereby demised.

" If the lessees and the Commissioners cannot agree upon the amount of rent to be paid for such further period of ten years, within two months after the period at which the lessees shall have given notice of their desire to have the term extended for the second period of ten years, the amount to be paid for such further period of ten years, and the manner and terms of such payment, shall be ascertained by three arbitrators, or a majority of them.

" One of whom shall be named and appointed by the Commissioners, another by the lessees, and the third by the Master-in-Chambers, High Court of Justice for Ontario, and the award of such arbitrators shall be subject to the same provision of law as if the said arbitrators had been appointed by the said parties upon a voluntary reference under the revised statute of Ontario respecting arbitrations and references.

" Either party to such arbitration may appeal from the award upon any question of law or fact to the Court of Appeal for Ontario, and the said Court shall have the same jurisdiction therein as a judge has on an appeal from a report or certificate under section 4, of the aforesaid revised statute respecting arbitrations and references.

" And the Commissioners covenant with the lessees their executors, administrators and assigns, that they will not grant or confer upon any other person, or upon any company, any of the rights and privileges contained in the paragraphs numbered one to eighteen inclusive, provided that the lessees, their executors, administrators or assigns, shall duly observe and perform upon their part all matters and things by them or any of them undertaken to be done, observed and performed in and by these presents.

" In witness whereof the parties of the second part have hereunto set their respective hands and seals on the day and year above written on which day also the parties of the first part have affixed their corporate seal, and John Woodburn Langmuir, one of the Commissioners hath set his hand."

Signed, sealed and delivered by

JOHN ZYBACH and JAMES T. BRUNDAGE,

In presence of JAMES WILSON.

Signed,	JOHN ZYBACH	(Seal.)
Signed,	JAS. T. BRUNDAGE	(Seal.)
Signed,	J. W. LANGMUIR	(Seal.)
	Chairman.	

It will be observed that by the terms of this agreement Messrs. Zybach and Brundage have to put and keep in repair the large buildings known as the Table Rock House and a part of the Museum. These structures were much out of repair, as is shewn by the reports of the Superintendent of the Park for the last four years, and a very large sum already has been spent by the lessees under the agreement in effecting the needed improvements. The Museum building has been most elaborately fitted up, at great expense, as a high class restaurant, and it is manifestly the intention of the lessees to make this service worthy of the situation and surroundings.

In the lease, a portion of the old Museum building was reserved by the Commissioners as a waiting-room, or shelter, for the large picnic parties who eat their lunch at the Gardens. A considerable expenditure was required to fit up this place and make it suitable for the purpose.

But little could be done in the way of permanent improvement of the grounds during the past year, owing to the want of funds. In their report for the year 1891, the Commissioners drew attention to the desirability of spending not less than \$10,000 a year for several years in "reclamation and artistic treatment of the 154 acres of lawn and meadow and the beautifully wooded islands, "hillsides and sloping shores within the Park boundaries." When to this area we add the 320 acres comprised in the Chain Reserve and talus lying between the Park and Queenston Heights, which is now accessible to the public by the opening of the railway, it becomes the more necessary that adequate provision be made for carrying out the object had in view in the creation of the Park.

The Commissioners would here draw attention to the great desirability of having the lands comprising the military reserve at Queenston Heights put under the control of the Park Commissioners. Practically all the land fronting on the Niagara River, from its head at Fort Erie, to its mouth at Niagara on the Lake, is now vested in the Commissioners as Trustees under the Crown; and from the Falls down to the Heights at Queenston the whole of the beautifully wooded slope is under their control. It would therefore appear to be desirable that the small portion of this slope forming its northern limit, and now comprising the military reserve, should also be under their jurisdiction; subject of course to its use being required for military purposes at any time. We would therefore beg to suggest that steps may be taken looking to the accomplishment of this end.

In the meantime it is suggested that that portion of the reserve known as Brock's Monument grounds, which is presently administered by the Government of Ontario, might advantageously be brought under the control of the Commissioners and some much needed works of improvement and reclamation effected. The outlook from these grounds is remarkably beautiful. Standing on the escarpment at an elevation of nearly 300 feet above the surrounding country, the eye commands a magnificent reach of the most highly cultivated lands in all Ontario, through which the noble Niagara River, resting after its mighty conflict with the "Munitions of Rocks" pursues its placid way to Lake Ontario, bearing on its broad bosom many a noble steamer and tiny craft, and shimmering in the sunlight like a ribbon of silver fringed with jasper. The traditions of the spot, its historic memories so dear to every loyal Canadian heart, and the great natural beauty of the place, alike demand, whether the matter be considered on patriotic or on æsthetic grounds, that proper care be taken not only of the grounds immediately around the monument but of the surrounding territory as well, and this can certainly be best accomplished under responsible control.

An interesting point, and one well worthy of notice, is the fact that notwithstanding the large number of visitors brought into the Park by the electric rail-

way—over 150,000—the carriage travel did not exhibit a falling off as had been generally anticipated, but on the contrary was more than double that of the preceding year, or 256,694 against 109,412 in 1892. The pedestrian travel was also in excess of the previous year. The total number of visitors to the Park in 1893 was 543,924 against 238,495 in 1892 and 272,485 in 1891. These figures show that the Canadian Park is now regaining its position as the chief centre of attraction and interest to the tourists who visit Niagara. The greater the tally of visitors, however, the greater the necessity for providing proper facilities for their convenience and accommodation, and it will be necessary to make a considerable expenditure for this purpose in 1894.

The Commissioners have now good grounds for expressing a belief that the Park revenues will soon be sufficient to meet all charges for coupon interest, as well as ordinary maintenance, and therefore consider it opportune at this time to urge the sanction of the Government to the undertaking of some of the works of reclamation and improvement which are the most urgently needed.

The receipts and expenditures for the year ended 31st December, 1893 are exhibited in the following summaries, the details of which will be found in the statements attached to the Superintendent's report.

RECEIPTS.

Receipts from sundry sales, etc.		\$66 50
“ photo privileges (5 months).....	\$625 00	
“ hydraulic lift tolls (5 months).....	543 25	
	<hr/>	1,168 25
“ island tolls (12 months)		2,559 55
“ Niagara Falls Park & River Railway Co., annual rent....		10,000 00
“ elevator, restaurant and photographic privileges (7 months).....		4,783 33
“ Imperial Bank, interest on deposits ..		388 19
“ overdraft, Imperial Bank, Toronto, as at 31st December, 1893.....		35,721 90
		<hr/>
		\$54,687 72

EXPENDITURES.

Imperial Bank, being overdraft on 31st Decem- ber, 1892.....		\$15,673 79
Salaries and wages, including laborers' wages		12,097 99
Material and supplies		3,889 80
Commissioners' expenses		128 55
Coupon interest on bonds	\$21,000 00	
Interest on bank overdraft	1,897 59	
	<hr/>	22,897 59
		<hr/>
		\$54,687 72

From the foregoing statement it will appear that the expenditure for Park maintenance for the year was \$16,116.34, which sum includes the cost of several permanent improvements that should be charged to a capital account. The debenture coupons and bank interest on overdraft amounted to \$22,897.59, making a total outlay of \$39,013.93. The revenue receipts were \$18,965.82; consequently,

in order to pay the debenture interest, it was necessary to increase the bank overdraft during the year by the sum of \$20,048.11.

In the report which the Commissioners had the honor to submit last year, reference was made to the agreement entered into with the Canadian Niagara Power Company, by the terms of which agreement, in consideration of the right to use the water power of Niagara Falls in the Park, the sum of fifty thousand dollars was paid in to the Commissioners, and an annual payment of twenty-five thousand dollars provided for, commencing with the year 1895, and increasing by one thousand dollars a year after 1902, until the amount of rental becomes thirty-five thousand dollars per annum, at which sum it will remain for a long period of time. In the meantime, and until that rental is realized, the revenues will be little more than sufficient to meet the expenditure for ordinary maintenance, leaving the large sum required to pay debenture interest unprovided for.

Should the negotiations now being carried on under the authority of the Government for the acquiring of Foster's Flats, below the Whirlpool, be successfully closed, the funds to meet the amount determined on by the official arbitrators for that property will also have to be provided; and a considerable sum is urgently needed to carry out the works of improvement and reclamation, to which attention has already been drawn.

After a careful consideration of all these conditions and requirements, and in view of the extended territory now vested in them, the Commissioners recommend that the authority of the Legislature be obtained for the issue of debentures to the extent of \$75,000, these to run concurrently with the issue of 1887 and to bear the same rate of interest.

The realization from the sale of this additional issue of debentures would enable the Commissioners to pay off the indebtedness to the bank, make provision for all requirements essential to the care of the property, and also permit of payments being made to the sinking fund account, which have heretofore necessarily been deferred.

The Commissioners have no hesitation in making this recommendation in view of the substantial position, financially, which has already been secured to the Park by the several agreements they have entered into, and which provide for a permanent income sufficient for not only the maintenance of the property but for the interest on the existing and on the enlarged debenture capital, as well as the commencement of payments on account of the sinking fund, as the following estimate will show:—

ESTIMATE OF RECEIPTS AND EXPENDITURES AFTER 1895.

<i>Estimated Receipts</i>		<i>Estimated Expenditures.</i>	
Canadian Niagara Power Co.	\$25,000 00	Coupon interest on bonds	\$24,000 00
Electric Railway Co.	10,000 00	Maintenance of Park.....	15,000 00
Refreshments and other privileges	8,200 00	Payment on account of sinking fund ..	6,000 00
Carriage tolls on islands.....	1,800 00		
	<u>\$45,000 00</u>		<u>\$45,000 00</u>

That this result has been attained without in any way burdening the Province is a matter for sincere congratulation, and the Commissioners trust that the amount of the debenture issue now asked for, which is necessary to tide over the Park until the enlarged income is available, will be readily granted by the Legislature. In this connection it should be pointed out that there is a very large amount of water power remaining unused between the Railway Suspension Bridge and the Whirlpool; and again, between the Whirlpool and Queenston. In

each case very large blocks of power could be developed, and doubtless the time is not far distant when capitalists will eagerly seek after these powers, and a substantial revenue may be expected therefrom.

In the appendix will be found the report of the Superintendent, and the financial and statistical tables usually submitted.

All which is respectfully submitted,

J. W. LANGMUIR,
Chairman.

JOHN A. ORCHARD,
GEORGE H. WILKES,
Commissioners.

APPENDIX.

REPORT OF THE SUPERINTENDENT.

To the Commissioners of the Queen Victoria Niagara Falls Park :

GENTLEMEN,—I beg to submit my report for the year ending 31st December, 1893.

Unlike the winters which have for five years immediately preceded it, the winter of 1892-3 was remarkable for its long period of cold weather, and the consequent accompaniments of ice and frozen spray. It was also noted for its magnificent ice bridge, the first since 1888, which formed on January 3rd and lasted for many weeks, attracting to Niagara Falls hosts of visitors, many times more numerous than in any year since the Park was established. The ice scenery in the vicinity of the Falls was often very beautiful, the accumulated masses of frozen spray on every twig or branch of the trees and shrubs near Table Rock, bending them over into all manner of graceful arches and wreaths, crowns and grottos ; while even the sturdy stems of the eupatoriums and golden rods, standing in defiance of storm and tempest, had each its wonderful accretion of gnarled and polished ice many times its natural size, perfect in whiteness and glistening in the sunlight like myriads of pearls wet with dew. In the gorge, the winter effects were also remarkably beautiful. At Table Rock the severe weather had the effect of shutting off some 500 feet of the extremity of the Horse Shoe Fall, revealing the dark face of the cliff under the famous "Sheet of Water." The freezing spray, driven by the fierce whirlwind of the Falls, attached itself to the bare cliffs in the form of great icicles or pendants, and hung in seriate array like mighty fringes of alabaster draped to the varying courses of the overarching limestone. This beautiful white drapery of dazzling purity, marvellous for its wealth of fantastic forms and glittering in the morning sunlight, was a constant source of wonderment and delight to the visitors who cared to don the waterproof suits and venture out on the ice mounds. In front of the mouth of the tunnel, by which visitors are conducted under the Falls in summer, fully twenty feet of solid ice had accumulated from the constant freezing of the spray, and this mass had to be pierced in order to make a passage way to the ice cone in front of the Falls.

The ice formations at the base of the American Fall were much larger and more perfectly formed than for many years, and when wreathed in the spray of the Fall made a charming picture when viewed from the Park.

ELECTRIC RAILWAY.

Active operations were early resumed on the electric railway, and the work pushed forward as rapidly as possible. The ballasting was completed throughout, and sidings put in, at stated distances between Chippewa and Queenston, including four in the Park proper. The erection of the power house was proceeded with as fast as the varying moods of the spray allowed of work being done at that point, and the extensive plants for the hydraulic and electric works were brought on the ground and got into position as rapidly as the importance of the work would admit of. At Queenston a steam plant was installed to generate electricity for working the cars on the grade up Queenston Heights and for some distance

towards the Falls. This power was ready for use before the main plant at the Falls could be depended on, and the cars were at first driven from that end of the line. The line was first opened for traffic on the 24th of May, the anniversary of Her Most Gracious Majesty's Birthday, but a full service was not put in until June.

The electrical and rolling stock equipment of the line is very good and fully up to the requirements of the Commissioners.

The permanent way in the Park, however, has not been properly completed, and several works which the Company have been required to perform are still in an unfinished condition: consequently that part of the Park on which the railway is located is in many places marred by objectionable features.

Doubtless one reason why more expedition has not been shown in fully repairing all damages caused by the construction of the railway, and in making all its works fully up to the requirements of the Commissioners, has been the great success of the enterprise, and the necessity for double tracking the line, which the Railway Company has declared to be essential to the safe and efficient handling of its numerous patrons. The question of double tracking is now under the consideration of the Commissioners, and no doubt ample measures will be taken to preserve the rights of the Park authorities to require the proper and satisfactory degree of completion by the Railway Company of all its works in the Park and on the whole line generally.

PARK PRIVILEGES.

Early in the season the Commissioners determined to lease the privileges in the Park for a term of years, the lease to include the elevator and "Under the Falls" business, in addition to the photographic and restaurant privileges hitherto under lease. In consequence of this, the elevator was taken over by the successful tenderers, Messrs Zybach and Brundage, on the 1st of June last, and the services of the subordinate officials required in connection with the handling of the business were transferred to the new lessees, thus effecting a saving in the maintenance expenses. By the terms of the lease, which runs for ten years, with right of renewal under certain conditions, the lessees, Messrs. Zybach and Brundage, have to keep in good repair the elevator and its subordinate works, as well as the large stone structures known as the Table Rock House and Museum buildings, which form so striking a feature of the Park at its most attractive point. In each case these buildings have been allowed to go from year to year without repair, owing to the necessity for strict economy in expenditure, and very extensive repairs and renewals were absolutely necessary in order to preserve the integrity of these imposing structures.

Immediately on the execution of the lease active measures were taken to renovate the Table Rock House, both inside and out, and also to make some necessary repairs to the elevator. These works were executed in a satisfactory manner, and both building and elevator are now in good order and condition.

In the Museum building, the rear part of which was reserved for Park purposes, a very elaborate system of repair and renewal was determined on by the lessees, in order to make the building suitable for a first-class restaurant. With the sanction of the Commissioners, extensive changes were made in the arrangement of the rooms, and those set apart for the use of the public were finished in polished hard woods and ornamented in the most artistic manner. On the principal facade the heavy wooden pilasters of the ground floor were removed and smaller but substantial oak pillars were substituted, and the balcony

extended on the north. All the interior furnishings are now complete, and only the painting of the exterior woodwork requires to be done in order to fully complete this important addition to the attractions of the Park.

The rear portion of this building was reserved in the lease in order to provide suitable shelter room for the pic-nic parties who frequent the Park in mid-summer. Of course this portion of the building was out of repair, in harmony with the balance of the structure, and a considerable expenditure had to be incurred in order to make it weather proof. Facilities had also to be provided for the better accommodation of the largely increased number of visitors brought to the pic-nic grounds by the electric railway. Sanitary conveniences on a more extensive scale were needed, and an abundant supply of hot water for excursions numbering several thousands, had to be provided, and machinery therefor devised.

A good beginning was made during the past year towards the accomplishment of these several works, but much remains yet to be done in order to afford all the facilities which it is desirable to furnish to visitors to the Park.

The grounds hitherto used for pic-nic purposes are now found to be much too small, and additional space must be reserved and prepared before the next season opens up. Fortunately this can be done with comparatively little expenditure of time or money, and a reasonably extensive area allotted to this use.

As much of the popularity of the Park as a pic-nic resort necessarily depends upon the accommodations given to church, sabbath school and society excursions, and the electric railway now affords every facility for access to the Park from any rail or lake point in Ontario, it will be very manifest that every reasonable effort should be made to retain our present position in the favor of the travelling public by providing shady grounds, tables and benches, and an abundant supply of hot and cold water at some convenient point; with space for children's games at some short distance, and away from dangerous places.

BRIDGES.

The bridges have been maintained in good repair during the year. In addition to the needed renewal of timbers, a sidewalk was made over the Suspension Bridge near Clark Hill, and has proved a decided improvement permitting of visitors passing across without danger from vehicles. A similar walk will be put on the other Suspension Bridge in 1894. The Cedar Island Bridges should be made to carry two carriages abreast in addition to the sidewalk, and the length of these structures can be shortened with great advantage and at comparatively little initial expense. The saving in annual repairs would more than justify this outlay.

RUSTIC SHELTERS AT VARIOUS POINTS.

Owing to the continued necessity for strict economy in the expenditure of money, which has been a characteristic of the last few years, no effort could be made to provide much needed shelters at several points in the Park, notably at Inspiration Point, and at Tempest Point near the Gardener's house. If at all possible, substantial structures should be placed at these delightful spots without delay. A large increase should also be made to the number of rustic seats for visitors. Some of those we have in use are many years old and they have been so often repaired that they are now past mending. The rustic seats are much more in harmony with the place than combination ones of iron and wood, and do not cost so much.

PROTECTION OF SHORES.

At many points along the bank of the river above the Falls, where the trend of the stream is towards the shore, crib-work protections have been placed in the days gone by to prevent the ice from damaging the banks by erosion. Much of this work has become useless by reason of age, or by the bottom on which the cribs rested being undermined by the swift waters, or as in some cases by the ice cutting through the outer timbers of the crib-work and allowing the rock filling to be lost. At several points the banks are now being rapidly worn away for want of a protection of this kind, and an immediate outlay of a considerable sum is now needed to save them from further, and perhaps irreparable, damage.

LANDS OUTSIDE THE PARK PROPER.

In addition to the 154 acres of land in the Park proper, there is a much larger area under the control of the Commissioners, being the strip of land known as the "Chain Reserve" along the west bank of the Niagara River from the Village of Fort Erie, on the south to the Town of Niagara on Lake Ontario, and covering nearly the whole of this distance of some thirty-five miles. Additional to this there is a very considerable area of broken land between the Falls and Queenston Heights, comprising the talus or rocky slope under the cliff. At one point this talus expands into a very uneven bit of ground, known as Foster's Flats, remarkable for the richness and variety of its flora. Many years ago a portion of these flats was alienated from the Crown. Steps are now being taken to recover possession and thus make complete the control of the Commissioners in and to the whole of this interesting portion of the river bank. This narrow strip of territory, comprising some 320 acres in area, is a very valuable adjunct to the Park, and when some cleaning up is done, and a reasonable measure of restoration and planting attempted, the value of the property as a whole will be much enhanced.

At many points along the lands just described, the erosion of the shore by the river, especially at periods of high water and storm, is very manifest, and a scheme for its prevention will soon have to be considered if any part of the "chain" is to be preserved.

VISITORS TO THE PARK.

From the tabulated statement appended hereto it will be seen that there was a very great increase in the number of visitors to the Park in 1893. This is accounted for in several ways. The Ice Bridge brought great numbers in the winter months, and the electric railway swelled the tally by over 15,000 in the last seven months of the year, while the World's Fair traffic extended the season well on into November.

Altogether we had some 543,924 in 1893, against a total of 233,495 in 1892. A comparison of the numbers of visitors for each period of three months will be interesting and instructive. It is as follows :—

	1892.	1893.
First quarter	15,899	55,732
Second "	51,449	97,427
Third "	132,032	308,584
Fourth "	34,115	82,181
	<u>233,495</u>	<u>543,924</u>

While there was an increase for every month of the year except December, the greatest absolute increase was in August when we had 65,000 more than the year before, and the greatest relative increase was in January, when we had between five and six times as many as in 1892. Notwithstanding these numbers good order was preserved throughout.

TREES AND SHRUBS.

A very small selection of trees and shrubs was added in the spring, and a few herbaceous plants introduced. A considerable number of cuttings from the better kinds of shrubs now in the Park, and also some obtained by exchange, were transferred from the nursery and made to fill up some bare spots. We have a stock of others ready for planting out in the coming spring, but what is required most urgently is a good collection of the various kinds of ornamental trees and shrubs not now found in the Park, but, which, from the favorable conditions here found, should flourish under the humid atmosphere of the Park. There are many bare spots which require filling up, and as this work has been put off from year to year waiting for more auspicious times, it may not be inopportune to express a hope that something worthy of the name may be attempted in 1894.

The whole respectfully submitted.

JAMES WILSON,
Superintendent.

QUEEN VICTORIA NIAGARA FALLS PARK,
NIAGARA FALLS, February 24th, 1894.

QUEEN VICTORIA NIAGARA FALLS PARK.

Statement shewing the number of visitors and the money received at the Park for the year 1893.

1893.	Number of carriages entering Park	Number of visitors.			Receipts from visitors.			Receipts from—					
		In carriages and Electric Railway.	Pedestrians.	Total.	At Elevator.	At Islands.	Total.	Rentals of privileges.	Sundries.	Interest on Bank deposits.	Total Receipts.		
				\$	c.	\$	c.	\$	c.	\$	c.	\$	c.
January	6,400	24,227	6,674	30,901	79 00	27 75	106 75	125 00	.....	.....	.....	231 75	.....
February	2,928	9,860	6,875	16,735	91 50	57 00	148 50	125 00	.....	.....	.....	273 50	.....
March	1,275	3,485	4,611	8,096	38 25	12 00	50 25	2,625 00	5 00	.....	.....	2,680 25	.....
April	349	3,774	5,933	9,707	84 25	14 50	98 75	125 00	.....	.....	.....	223 75	.....
May	3,564	12,314	9,745	22,109	250 25	160 00	410 25	125 00	.....	.....	179 88	715 13	.....
June	8,419	42,576	23,035	65,611	The elevator was leased on 1st June. Its receipts after that date being included in "rentals."	374 25	374 25	3,183 33	16 00	.....	.....	3,573 58	.....
July	10,089	79,332	24,375	103,707		450 75	450 75	2,050 00	.....	.....	.....	2,500 75	.....
August	10,019	92,464	26,643	119,107		403 25	403 25	.....	.....	.....	.....	403 25	.....
September.....	11,251	69,690	16,080	85,770		537 80	537 80	2,500 00	8 00	.....	.....	3,045 80	.....
October	8,335	50,382	16,369	66,691		360 00	360 00	2,050 00	12 00	.....	.....	2,422 00	.....
November	2,398	11,198	4,323	15,521		122 75	122 75	.....	8 00	208 31	.....	339 06	.....
December	894	3,436	2,533	5,969		39 50	39 50	2,500 00	17 50	.....	.....	2,557 00	.....
Totals.....	65,921	402,738	141,186	543,924	543 25	2,559 55	3,102 90	15,408 33	66 50	388 19	.....	18,965 82	.....

JAMES WILSON,
Superintendent.

